



CITY OF  
**ISSAQUAH**  
WASHINGTON

Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

# Notice of Application

**Project Name:** Westridge North Single-Family Plat

**Application:** July 14, 2017  
**Application Complete:** July 24, 2017  
**Notice of Application:** December 27, 2017

**Notice of Application Public Comment Period:**

**December 27, 2017 - January 17, 2018**

(See Public Comment below for more information)

## PROJECT INFORMATION

**File Number(s):** PP17-00001

**Project Description:** Preliminary Plat of a 73-lot subdivision with single family detached homes. The proposal includes through block trails and the conversion of a portion of NE High Street to a multi-use trail. Vehicular access to the project will be provided via NE High Street, a new road, and NE Ellis Dr. (See site plan)

**Project Location:** South and east of NE High St, north of NE Ellis Dr, west of 9<sup>th</sup> Ave NE (See Vicinity Map)

**Size of Subject Area in Acres:** 8.87

**Applicant:** David Avenell  
Polygon Northwest Company, 11624 SE 5<sup>th</sup> St, Suite 100  
Bellevue, WA 98005  
425-586-7700; [david.avenell@polygonhomes.com](mailto:david.avenell@polygonhomes.com)

**Decision Maker:** City Council

**Required City Permits:** Preliminary Plat

**Required City Permits, Not Part of this Application:** Final Plat, Site Work Permit, Building Permits, Landscape Permit

**Required Studies:** Stormwater, traffic

**Existing Environmental Documents Relevant to this Application:**  
Grand Ridge Environmental Impact Statement (EIS), 1995

## REGULATORY INFORMATION

**Zoning:** UV – Urban Village

**Comprehensive Plan Designation:** Urban Village

**Consistent With Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:** Issaquah Highlands Development Agreement, Comprehensive Plan

## PUBLIC COMMENT

Key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

**Written comments are due by 5:00 pm on the Public Comment Period date noted above to:**

Development Services Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

## PUBLIC MEETING AND PUBLIC HEARING:

The City Council is the decision maker for the Preliminary Plat application. Date and time of the meeting and hearing has not been set. A follow up notice will be sent to property owners within 300 feet and to Parties of Record to notify them of the meetings.

## CITY CONTACT INFORMATION

**Project Planner:** Lucy Sloman, Land Development Mgr.  
**Phone Number:** 425-837-3433  
**E-Mail:** [lucys@issaquahwa.gov](mailto:lucys@issaquahwa.gov)

**Development Services Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)



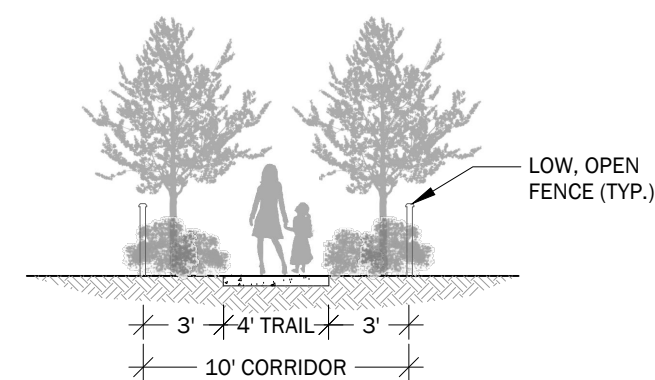
# ISSAQUAH HIGHLANDS BIKE & TRAIL MAP

WESTRIDGE: OVERALL CIRCULATION





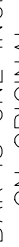
## NOTES

1. THERE ARE NO DESIGNATED ON-SITE BIKE LANES OR BIKE FACILITIES WITHIN THIS PHASE. THE TRAILS AND MAIN ROADS ARE INTENDED TO PROVIDE ALTERNATE SAFE ROUTES FOR BICYCLISTS.
2. TRAILS AND SIDEWALKS CONCRETE (OR SIMILAR).



SECTION: NEIGHBORHOOD WALK

## WESTRIDGE NORTH SINGLE-FAMILY HOMES: NON-VEHICULAR CIRCULATION DIAGRAM

 <p>STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT</p> <p>JOSHUA PENNINGTON BEARD CERTIFICATE NO. 938</p>	BY	DATE	REVISION	CK				
 <p><b>CORE</b> DESIGN ENGINEERING • PLANNING • SURVEYING</p> <p>14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.685.7877 Fax: 425.685.7963</p>	<p>SCALE:</p> <table border="1"> <tr> <td>DESIGNED <i>CEM</i></td> </tr> <tr> <td>DRAWN <i>CEM</i></td> </tr> <tr> <td>CHECKED <i>JPB</i></td> </tr> <tr> <td>DATE <i>JUNE 2017</i></td> </tr> </table> <p>VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING</p> <p>0"  1"</p>				DESIGNED <i>CEM</i>	DRAWN <i>CEM</i>	CHECKED <i>JPB</i>	DATE <i>JUNE 2017</i>
	DESIGNED <i>CEM</i>							
DRAWN <i>CEM</i>								
CHECKED <i>JPB</i>								
DATE <i>JUNE 2017</i>								
<p><b>CIRCULATION : NON-VEHICULAR</b></p> <p><b>WESTRIDGE NORTH</b></p> <p><b>POLYGON WLH, L.L.C.</b> 11624 SE 5TH STREET BELLEVUE, WASHINGTON 98005</p>								
PROJECT NUMBER								
13128N								
DRAWING								
L1.01								
SHEET 1 OF 5								





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# Notice of Application

**Project Name: Westridge Townhomes North  
Site Development Permit**

**Notice of Application Public Comment Period:**

**December 27, 2017 – January 17, 2018**

(See Public Comment below for more information)

**Application:** October 20, 2017  
**Application Complete:** October 30, 2017  
**Notice of Application:** December 27, 2017

## PROJECT INFORMATION

**File Number(s):** SDP17-00002

**Project Description:** Site Development Permit application for 112 townhome units, including 10 affordable units, in 21 buildings. The proposal includes park/open space areas. Vehicular access to the project site will be provided via extensions of NE Ellis Drive and NE Federal Drive. (See Site Plan)

**Project Location:** North of NE Discovery Drive, east of NE High Street, and west of 9<sup>th</sup> Avenue NE (See Vicinity Map)

**Size of Subject Area in Acres:** 7.3 **Sq. Ft.:** ±316,289

**Applicant:** David Avenell, Polygon WLH, LLC  
11624 SE 5<sup>th</sup> Street, Suite 100, Bellevue WA 98005  
Phone: 425-586-7700; Email: [david.avenell@polygonhomes.com](mailto:david.avenell@polygonhomes.com)

**Decision Maker:** Urban Village Development Commission

**Required City Permits:** Site Development Permit

**Required City Permits, Not Part of this Application:** Site Work Permit, Building Permit, Landscape Permit

**Required Studies:** Stormwater, Geotechnical Report, Traffic Analysis

**Existing Environmental Documents Relevant to this**

**Application:** Grand Ridge Environmental Impact Statement (EIS), 1995; Determination of Nonsignificance (DNS) for 100 units of Transferred Development Rights, 2017

## REGULATORY INFORMATION

**Zoning:** UV – Urban Village

**Comprehensive Plan Designation:** Urban Village

**Consistent With Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:** Issaquah Highlands Development Agreement, Comprehensive Plan

## PUBLIC COMMENT

Key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review at the Permit Center, City Hall Northwest, 1775 12<sup>th</sup> Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

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## PUBLIC MEETING AND PUBLIC HEARING:

The Urban Village Development Commission (UVDC) is the decision maker for the Site Development Permit application. Date and time of the meeting and hearing has not been set. A follow up notice will be sent to property owners within 300 feet and to Parties of Record to notify them of the meetings.

## CITY CONTACT INFORMATION

**Project Planner:** Jean Lin, Senior Planner  
**Phone Number:** 425-837-3103  
**E-Mail:** [jeanl@issaquahwa.gov](mailto:jeanl@issaquahwa.gov)

**Development Services Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)





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# Notice of Application

## Project Name: High Street Collection Preliminary Plat

**Application:** August 1, 2017  
**Application Complete:** August 11, 2017  
**Notice of Application:** December 27, 2017

## Notice of Application Public Comment Period:

**December 27, 2017 – January 17, 2018**  
(See Public Comment below for more information)

### PROJECT INFORMATION

**File Number(s):** PP17-00002

**Project Description:** Preliminary Plat application to subdivide one existing parcel into 10 parcels on 5 blocks, and would include tracts for future streets. Future development on these parcels could include up to 1.85 million square feet of retail and commercial uses, and up to 3 residential units. (See Site Plan)

**Project Location:** North of NE Discovery Drive, south and east of NE High Street, and west of 9<sup>th</sup> Avenue NE (See Vicinity Map)

**Size of Subject Area in Acres:** 21.5 **Sq. Ft.:** ±934,969

**Applicant:** David Cayton, Core Design, Inc.  
14711 NE 29<sup>th</sup> Place, Suite 101, Bellevue, WA 98007  
Phone: 425-885-7877; Email: [dec@coredesigninc.com](mailto:dec@coredesigninc.com)

**Decision Maker:** City Council

**Required City Permits:** Preliminary Plat

**Required City Permits, Not Part of this Application:** Final Plat, Site Work Permit

**Required Studies:** Stormwater, Traffic Analysis

**Existing Environmental Documents Relevant to this Application:** Grand Ridge Environmental Impact Statement (EIS), 1995

### REGULATORY INFORMATION

**Zoning:** UV – Urban Village

**Comprehensive Plan Designation:** Urban Village

**Consistent With Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:** Issaquah Highlands Development Agreement, Comprehensive Plan

### PUBLIC COMMENT

Key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review at the Permit Center, City Hall Northwest, 1775 12<sup>th</sup> Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

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### PUBLIC MEETING AND PUBLIC HEARING:

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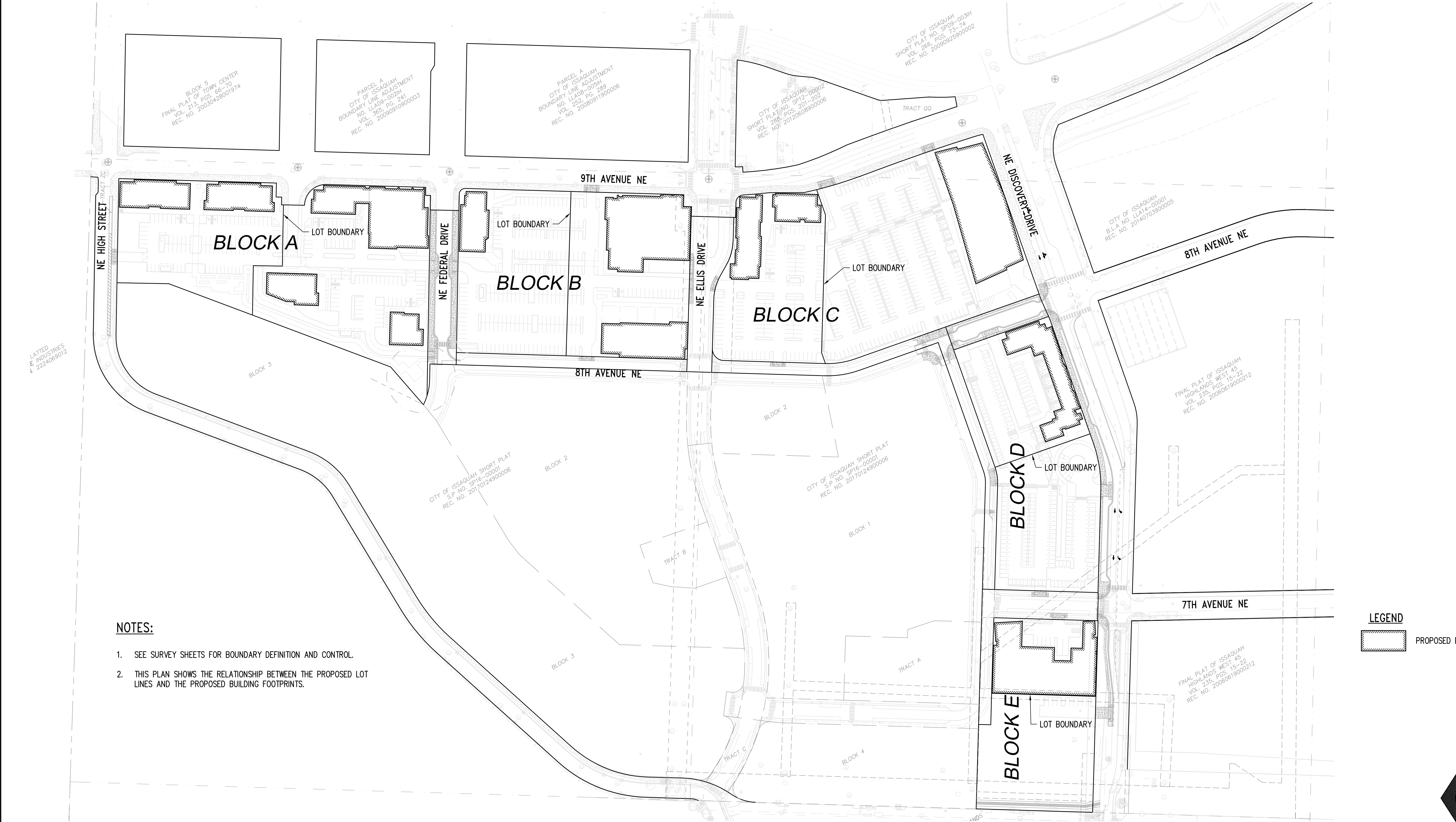
### CITY CONTACT INFORMATION

**Project Planner:** Jean Lin, Senior Planner  
**Phone Number:** 425-837-3103  
**E-Mail:** [jeanl@issaquahwa.gov](mailto:jeanl@issaquahwa.gov)

**Development Services Department:**  
**Phone Number:** 425-837-3100  
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NE 1/4 OF SEC. 27, TWP. 24 N., RGE. 6E., W.M.



- NOTES:**
- 1. SEE SURVEY SHEETS FOR BOUNDARY DEFINITION AND CONTROL.
  - 2. THIS PLAN SHOWS THE RELATIONSHIP BETWEEN THE PROPOSED LOT LINES AND THE PROPOSED BUILDING FOOTPRINTS.

NO.	DATE	BY	CHD.	APPR.	REVISION

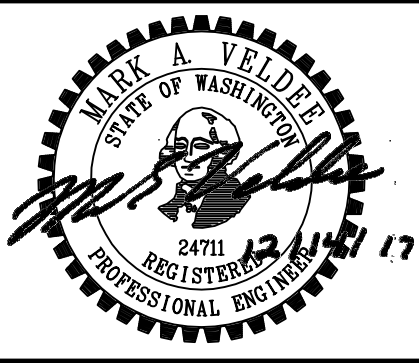
DRAWN BY SJZ/TAD	DESIGNED BY ERL
CHECKED BY ERL	APPROVED BY MAV
DATE 12/14/2017	
J O B No.:1600403	

CALL TWO BUSINESS  
DAYS BEFORE YOU DIG  
1-800-424-5555

SCALE:  
AS NOTED

kpff

1601 5th Avenue, Suite 1600  
Seattle, WA 98101  
206.622.5822  
www.kpff.com

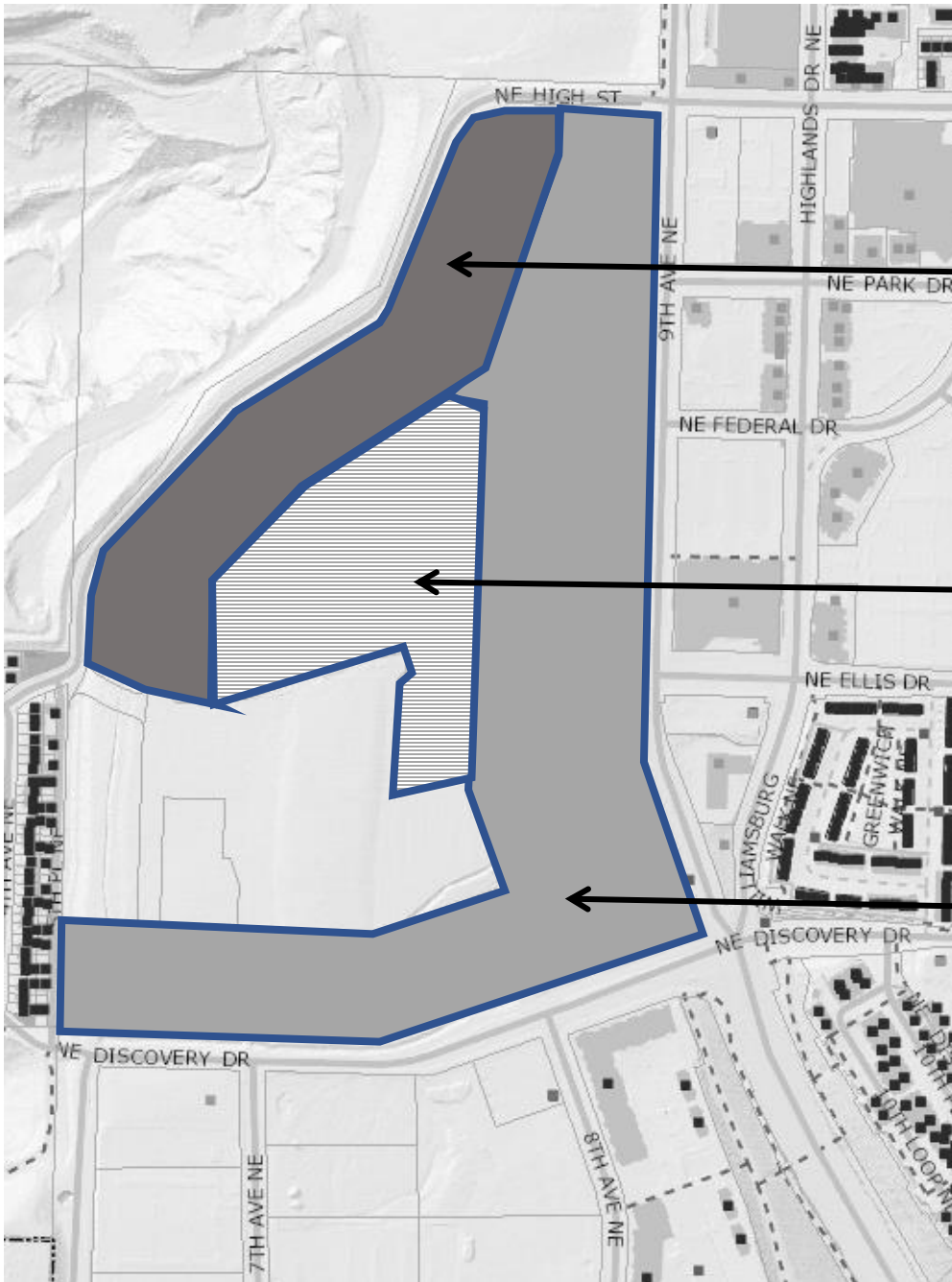


HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS  
ISSAQUAH, WA.

PRELIMINARY ENGINEERING  
OVERVIEW SITE PLAN

SHEET

C-101



**Westridge North Single-Family  
Preliminary Plat**

73 single-family parcels  
File Number: PP17-00001  
Project Planner: Lucy Sloman

**Westridge Townhomes North  
Site Development Permit**

112 townhome units  
File Number: SDP17-00002  
Project Planner: Jean Lin

**High Street Collection  
Preliminary Plat**

10 parcels on 5 blocks, for up to  
1.85 million square feet of retail  
and commercial uses, and up to 3  
residential units  
File Number: PP17-00002  
Planner: Jean Lin